

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49185

Property Information

property address: 302 E DODGE

legal description: WINTER, BLOCK 8, LOT 12, 13, 14

owner name/address: BENAVIDES, RAMON & MARY ANN

2305 EMERALD DR

BRYAN, TX 77803-0573

full business name: Unknown

land use category: \_\_\_\_\_

type of business: \_\_\_\_\_

current zoning: C-3

occupancy status: Occupied

lot area (square feet): 1724

frontage along Texas Avenue (feet): NA

lot depth (feet): 170

sq. footage of building: 2411

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
NO NO NO 115

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): Wood

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_

overall condition (specify): \_\_\_\_\_

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: \_\_\_\_\_

lot type: ☐ asphalt ☐ concrete ☐ other Grass

space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: \_\_\_\_\_

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

